



South Truckee Meadows/Washoe Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held July 13, 2017 at 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at 6:00PM.

Member Present: Jim Rummings, Patricia Phillips, Steven Kelly, Bob Vaught (Alternate), Jason Katz, Kimberly Rossiter (Kimberly arrived at 6:03 p.m.). A quorum was determined.

2. *PLEDGE OF ALLEGIANCE - Jim Rummings led the Pledge of Allegiance

3. *PUBLIC COMMENT - No public comments.

4. APPROVAL OF AGENDA FOR THE MEETING OF JULY 13, 2017 – Steven Kelly moved to approve the agenda for **JULY 13, 2017**. Patricia Phillips seconded the motion to approve the agenda for **JULY 13, 2017**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 11, 2017 and JUNE 8, 2017 – Tabled until the next meeting.

6. Public Official Reports

6A. Washoe County Commissioner – Commissioner Bob Lucey was not present.

6. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

www.washoecounty.us/comdev/da/da_index.htm.

A. Special Use Permit Case Number WSUP17-0011 (Star Farms Stables) – For possible action, hearing, and discussion to approve a special use permit to allow the continuing operation of an existing commercial stable that was previously approved by Administrative Permit case number AP12-8-99, but expired due to the failure to maintain a business license. The previously approved use permit allowed a maximum of 19 horses to be boarded and prohibited special events. As part of this special use permit application, the owner / operator is requesting authorization to board up to 34 horses and host members only special events / competitions.

- **Applicant/ Property Owner:** Erin Spohr, Star Street Farms, Inc.
- **Location:** 1115 N. Cantlon Lane, Reno, NV 89521
- **Assessor's Parcel Number:** 017-380-25
- **Staff:** Chad Giesinger, 775-328-3626, ciesinger@washoecounty.us
- **Reviewing Body:** The following case is tentatively scheduled to be heard by the Board of Adjustment on August 3, 2017.

Star Street Farms representative, owner, Daniel Serafini gave an overview. He said it was previously a horse boarding facility and they continued using as a horse boarding facility without renewing the special use permit. It's residential property with boarding of 34 horses. He said his wife is Olympic horse jumper. She will train horses on the property. A 20,000 sq ft riding facility is already on the property with an arena, and want to add two more barns with stalls. He said they are boarding 20 indoor and 14 outdoor horses. It's the exact same things as before, but two more barns will be added. It's 10 acre property.

Patricia Phillips said she went out to look at the property. She asked about turn outs and schedule for horses out for pasture. He said they have turn outs for horse pasturing. She asked about events. He said it's mostly for group lessons for up to 7-10 people at a time. He said they might have a jumping event with 10 members

on Saturday, and then do it again on Sunday. She asked about feedback from neighbors. He said he has received positive feedback. There are similar properties in the area. He received positive feedback with the improvement of the property with grass and professional manure removal.

Chad Giesinger, Washoe County planner, said the business license had lapsed on the property, which the previous admin permit allowed 19 horses. If they hadn't let it lapse and followed with conditions of approval with permits, they can operate for however long they need. Chad said he has heard from Debbie Sheltra, who said she was concerned about fire and evacuations. She told him that needs to be addressed.

Public Comment:

Wendy Wood (Owner, Erin's mother) said her daughter has been attracted with horses since she was 4. She said they looked at the property years ago, and it wasn't kept up. They have done a lot to improve that property.

Daniel said they have rescued horses and the barn has fire suppression. Jim Rummings asked about the roads. Daniel said he said there is an evacuation plan for the area. Steven said by the pictures, there is plenty of defensible space. Daniel said depending on how bad the fire is, there is a need for a plan. Steven said the way the land is laid out, the priority for them during an evacuation might be low.

Public member asked if there will be an annual review for the number of horses. Chad said it's a complaint driven inspection. Daniel said we are doing this to support his wife's life style and business. He said they wouldn't put more horses on the property than allowed or what would be comfortable.

Public member asked about construction hours. He said he gets woken up from the beeping from machines on the subject property. The public member said when he walks his dogs, the employees for the property don't obey the speed limit for the property and speed down the street; the employees need to respect the area and neighbors. There are a lot of equestrian centers out there. Please consider working time, work being done, and individuals working, attending, and special events. On Saturday, there was a large special events at meadow view. There needs to be consideration for the neighbors. Patricia asked if there are speed bumps and signage. Public member said we have asked the County about that. They said no. It's a bus route and plowed during the snow. The signage would be appreciated.

MOTION: Patricia Phillips moved to support this application for the Special Use Permit request as submitted with instruction to look into with traffic of time of use. Steven Kelly seconded the motion. Motion passed unanimously.

7. *COUNTY UPDATE – A representative was unable to attend. Please feel free to contact the Office of the County Manager at (775) 328- 2000. To sign up to receive email updates from the County visit www.washoecounty.us/cmail.

8. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - No items were discussed.

9. *PUBLIC COMMENT – no public comment

ADJOURNMENT - Meeting adjourned at 6:36 pm.

Number of CAB members present: 6

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 1

Respectfully submitted by: Misty Moga